



# 14<sup>th</sup> Annual Indiana Affordable Housing Conference

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Ease on Down the Road:  
Approaches to Community  
Planning



# Southern Indiana Development Commission

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- Regional Planning Commission that serves Daviess, Greene, Knox, Lawrence, and Martin Counties
- Have been in existence for 30 years
- Assist communities in their community, economic, transportation, and housing needs



# Southern Indiana Development Commission

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- Have completed 7 housing needs assessments, 1 feasibility study, and 11 owner occupied rehab. projects
- Currently working on 2 housing needs assessments, assisting with a feasibility study, 2 rental rehabilitation projects, and 3 owner occupied rehab. projects



# Programs Utilized in Planning Process

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- Indiana Housing Finance Authority Foundations Program
  - Housing Needs Assessments
    - Provides a comprehensive study of all housing needs, issues, etc.
  - Feasibility Studies
    - Focuses on a single housing activity, site, etc.



# Housing Needs Assessments

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- Provides the following information
  - Needs assessment
    - Community Profile
    - Housing Cost Burden
    - Type & Quality of Housing
    - Changes in Housing Inventory
    - Special Needs & Homeless
    - Services Supporting Affordable Housing
    - Adequacy of Infrastructure
    - Neighborhood Needs



# Housing Needs Assessments

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- Housing Condition Survey
  - Census Tract & Block
  - Type of Structure
  - Condition of Structure
  - Is there a garage
    - Condition of garage
  - Abandoned Vehicles
  - Accumulated Trash
  - Rating of the property



# Housing Needs Assessments

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- Market Conditions
- Strategies
- Action Plan



# Utilizing a Housing Needs Assessment

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- Present to Community
- Present to interested persons/agencies
- The assessment provides:
  - Priorities
  - Strategies





# Utilizing a Housing Needs Assessment

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- Action Plan
  - Key Players
  - Potential Funding Sources
  - Public Participation
  - Time Frame for Action



# Utilizing a Housing Needs Assessment

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- The next step – deciding to proceed
  - Last study completed by SIDC
    - Local organization utilized assessment to justify a housing rehabilitation project
    - Organization approached local unit of government to apply to IHFA for HDF grant
    - Provided information to IHFA from the assessment that this project is needed
    - Received points on application for having an assessment – application was funded



# Feasibility Studies

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- Provides the following information
  - Location issues
  - Property condition
  - Use requirements/Possibilities
  - Supportive Services
  - Existing residents & relocation requirements
  - Development cost estimate



# Feasibility Studies

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- Market Affordability Assessment
  - Community demographics & the affect
  - Publicly assisted housing
  - Private & public sector funds for housing
  - Local economic base
  - Regulations affecting housing construction



# Feasibility Studies

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- Feasibility Assessment
- Implementation Plan
  - Activities to undertake in the next 2 years
  - Timetable for implementation
  - Major milestones
  - Administrative structure
  - Organizations involved
  - Public participation
  - Local unit of government involvement/task force



# Utilizing a Feasibility Study

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- Present to Community
- Present to interested persons/agencies
- The study provides:
  - Plan of Action



# Utilizing a Feasibility Study

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- The next step – deciding to proceed
  - Last study completed by SIDC
    - Local organization utilizing study to justify building an apartment complex in the study area
    - Organization is applying to IHFA & FHLBI for funding
    - Provides information to IHFA & FHLBI from the study that the complex is needed in the area
    - Receive points on application for having a study completed



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- For more information regarding the IHFA Foundations program call 1-800-872-0371
- For more information regarding projects that SIDC has completed contact Jenny Dearwester at (812) 295-3707